

Port of Benton Feasibility Study

Project Management & Coordination

Phase I: Preliminary Feasibility June '99 to Aug. '99

STEPS

Inventory and Characterize Assets

HDR

Define assets or combinations of assets to be studied

HDR

Identify possible use opportunities

HDR

Develop and apply feasibility criteria

HDR

HDR

Identification of most-promising opportunities

HDR

HDR

HDR

Preliminary Feasibility Report

HDR

HDR

Infeasible and weak opportunities eliminated from further consideration

Most promising feasible opportunities carried into Phase II

Potential study close-out

Phase II: Detailed Feasibility Aug. '99 to Oct. '99

STEPS

Focused market analysis of each promising candidate

PC

Identify/assess development requirements of each promising candidate

PC

Development planning/estimating for each promising candidate

WHP

Preliminary environmental review of each promising candidate

HDR

Public/private investment requirements for each promising candidate

PC

Financial analysis for each promising candidate

PC

Industry input/advice for each promising candidate

HDR

PC

Transportation strategies evaluations

HDR

HDR

Feasibility Recommendations

- Complete pro-forma for each promising candidate
- Assess basic feasibility
- Relative feasibility ranking of candidate

HDR

PC

HDR

Decision process on feasible opportunities advanced for further consideration

Detailed Feasibility Report

HDR

HDR

Weak opportunities eliminated from further consideration

Feasible development scenarios carried into Phase III

Potential study close-out

HDR

Phase III: Coordinated Program Feasibility Oct. '99 to Dec. '99

STEPS

Coordinated development and infrastructure plan

HDR



Coordinated investment and financial analyses

BA

Coordinated public/private investment requirements

BA

Coordinated public funding requirements

BA

Coordinated financial risk analysis

BA

Coordinated R.O.I. and value determination

BA

Verification and Final Program Feasibility Determinations

- Industry review
- Complete program feasibility

HDR



Oversight panel decision process on program feasibility

Program Feasibility Report

HDR



Advance Feasible coordinated development program to Phase IV

Potential study close-out

Phase IV: Master Planning Dec. '99 to Jan. '00

STEPS

Develop conceptual plan elements:

- Conceptual site development plan
- Transportation infrastructure plan
- Marketing plan
- Development schedule
- Budget and funding plan
- Environmental requirements plan
- Future Project Management Plan

HDR



WHP

HDR

HDR

HDR

BA

HDR

HDR

Synthesize elements into a Final Conceptual Master Plan

HDR



Complete final findings and recommendations

HDR



Complete Final Report



HDR

¹Team Assignments & ²Deliverables Legend

HDR = HDR Engineering, Inc.

BA = Berk & Associates

PC = Property Counselors

WHP = W&H Pacific



Oversight Panel Involvement



Product or Deliverable Developed



Phase Process End-Products

¹ Task Lead indicated in lower left corner of step

² Deliverable responsibility indicated in lower right corner of step